

ORDINANCE NO. 20080110-096

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 1, 4, 8, 9, AND 15 LOCATED IN THE DAWSON NEIGHBORHOOD PLAN AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No. C14-2007-0236, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 43.43 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract maps attached as Exhibit "A" (*Dawson Planning Area*),

located in the Dawson neighborhood plan area, locally known as the area bounded by West Oltorf Street on the north, South Congress Avenue on the east, South 1st Street on the west and Ben White Boulevard on the south, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. The zoning district is changed from limited office-neighborhood plan (LO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, and commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, to limited office-vertical mixed use building-neighborhood plan (LO-V-NP) combining district, neighborhood commercial-vertical mixed use building-conditional overlay-neighborhood plan (LR-V-CO-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, general

commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district, and commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district as more particularly described and identified in the chart below:

| Tract # | TCAD Property ID | COA Address | FROM | TO |
|---------|---------------------|--------------------------------------|------------|--------------|
| 2 | 305464 | 2607 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| | 305468 | 2617 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| | | 2617 1/2 S 1ST ST | | |
| | 305485 | 2613 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| 3 | 307177 | 2707 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| 5 | 307262 | 2901 S 1ST ST | GR-CO-NP | GR-V-CO-NP |
| | 307288 | 2907 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| 6 | 307364 | 2915 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| | | 2915 1/2 S 1ST ST | | |
| | 372054 | 2911 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| 7 | 309826 | 3205 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| 10 | 312657 | 420 1/2 W BEN WHITE BLVD WB | CS-CO-NP | CS-V-CO-NP |
| 11 | 312626 | 3900 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 312629 | 3906 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 12 | 312575 | .47 AC.BLK 6&7 FORTVIEW ADDN | CS-CO-NP | CS-V-CO-NP |
| | 312576 | 3842 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | | 110 DUNLAP ST | | |
| | 312581 | 3820 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 312582 | 3822 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP | |
| 13 | 310957 | 3808 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 14 | 310888 | N65X185FT AV LOT 1-4 BLK 1 POST ROAD | CS-CO-NP | CS-V-CO-NP |
| | 310889 | 3720 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | | 110 LESSIN LN | | |
| | 310914 | 3716 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 16 | 310912 | 3630 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 17 | 310911 | 3600 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 310913 | 3612 S CONGRESS AVE | CS-1-CO-NP | CS-1-V-CO-NP |
| 18 | 309749 | 3510 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | | 116 W ALPINE RD | | |
| | | 112 W ALPINE RD | | |
| | 309752 | 3500 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |

| Tract # | TCAD Property ID | COA Address | FROM | TO |
|---------------------|---------------------|---|-------------------|--------------------------|
| | 309753 | 3504 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | | 3412 S CONGRESS AVE | | |
| | | 3406 S CONGRESS AVE | | |
| | | 3400 S CONGRESS AVE | | |
| | | 3400 1/2 S CONGRESS AVE | | |
| | | 105 LIGHTSEY RD | | |
| 19 | 309890 | 3308 1/2 S CONGRESS AVE 3300 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 20 | 309867 | 3202 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | | 3200 S CONGRESS AVE | | |
| | 309868 | 3216 S CONGRESS AVE | CS-CO-NP; CS-1-NP | CS-V-CO-NP; CS-1-V-NP |
| | | 3214 S CONGRESS AVE | | |
| | | 3212 S CONGRESS AVE | | |
| | | 3210 S CONGRESS AVE | | |
| 3208 S CONGRESS AVE | | | | |
| 21A | Portion of 309769 | Portion of 3116 S CONGRESS AVE: A 0.16 acre (6766 square feet) tract of land out of Lot 1-A, resubdivision of Lots 1 and 6, Block 4, Brackenridge Heights as recorded in book 7, Page 87 of the Plat Records of Travis County, Texas. | CS-CO-NP | CS-V-CO-NP |
| 21B | 309767 | 3100 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 22 | 307336 | 3004 S CONGRESS AVE | CS-1-NP | CS-1-V-NP |
| | | 3002 S CONGRESS AVE | | |
| | | 3000 S CONGRESS AVE | | |
| | 307337 | 3018 1/2 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 23 | 574168 | 2718 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | | 2716 S CONGRESS AVE | | |
| | 574169 | 2712 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 307317 | 2810 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | | 2730 S CONGRESS AVE | | |
| | 307318 | 2824 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 307320 | 2910 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 307321 | 101 X 245 FT AV OF LOT 33-34 ROBARDS SUBD | CS-CO-NP | CS-V-CO-NP |
| | 307322 | S 50 X 243.19 FT AV LOT 34 ROBARDS SUBD | CS-CO-NP | CS-V-CO-NP |
| 380480 | 2900 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP | |

| Tract # | TCAD Property ID | COA Address | FROM | TO |
|---------|-------------------|---|--------------------|------------------------|
| | Portion of 574165 | Portion of 2728 S CONGRESS AVE - 30,786 acres out of 1.22 acres of Lot 1 of Live Oak Grove Addn | CS-CO-NP | CS-V-CO-NP |
| 24 | 305577 | 2620 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 305580 | 124 CUMBERLAND RD | CS-CO-NP | CS-V-CO-NP |
| | 305582 | 2538 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 305583 | 2602 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| | 305584 | LOT B OAK GLEN II-A | CS-CO-NP | CS-V-CO-NP |
| 25 | 305549 | 2510 S CONGRESS AVE | CS-CO-NP; GR-CO-NP | CS-V-CO-NP; GR-V-CO-NP |
| | Portion of 305550 | Portion of 2514 1/2 and 2530 S CONGRESS AVE: The easternmost portion, approximately 0.83 acres, to a depth of approximately 297 linear feet from the frontage of the property on South Congress Avenue. | CS-CO-NP | CS-V-CO-NP |
| | Portion of 305585 | 2400 S CONGRESS AVE, 101, 123, 131, AND 133 W OLTORF ST, save and except for a portion, approximately 7425 square feet, to a depth of 135 linear feet from the frontage of the property on Euclid Avenue. | CS-CO-NP; GR-CO-NP | CS-V-CO-NP; GR-V-CO-NP |
| | 446507 | 2500 S CONGRESS AVE 2424 S CONGRESS AVE 2424 1/2 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 101 | 307175 | 2715 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| 102 | 309792 | 3105 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| | 309793 | 515 HAVANA ST | CS-CO-NP | CS-V-CO-NP |
| | 309808 | 3115 S 1ST ST | CS-CO-NP | CS-V-CO-NP |
| 103 | 309827 | 513 SOUTH PARK DR | CS-CO-NP | CS-V-CO-NP |
| | 309842 | 516 LIGHTSEY RD | CS-CO-NP | CS-V-CO-NP |
| | 309843 | 520 LIGHTSEY RD | CS-CO-NP | CS-V-CO-NP |
| 104 | Portion of 309891 | Portion of 3314 S CONGRESS AVE: The easternmost portion, approximately 7870 square feet, to a depth of approximately 123 linear feet from the frontage of the property on South Congress Avenue. | CS-CO-NP | CS-V-CO-NP |
| 105 | 309768 | 3110 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |

| Tract # | TCAD Property ID | COA Address | FROM | TO |
|---------|------------------|---|----------|------------|
| 106 | 309846 | LOT 1 BLK 5 LESS S5FT OF BRINWOOD SEC 1 | CS-CO-NP | CS-V-CO-NP |
| 107 | 307319 | 2908 S CONGRESS AVE | CS-CO-NP | CS-V-CO-NP |
| 108 | 574167 | 119 CUMBERLAND RD | CS-CO-NP | CS-V-CO-NP |
| | 574166 | 2705 EDENS DR | LO-NP | LO-V-NP |
| 109 | 305579 | .37 ACR OF LOT 9 LIVE OAK GROVE ADDN | CS-CO-NP | CS-V-CO-NP |

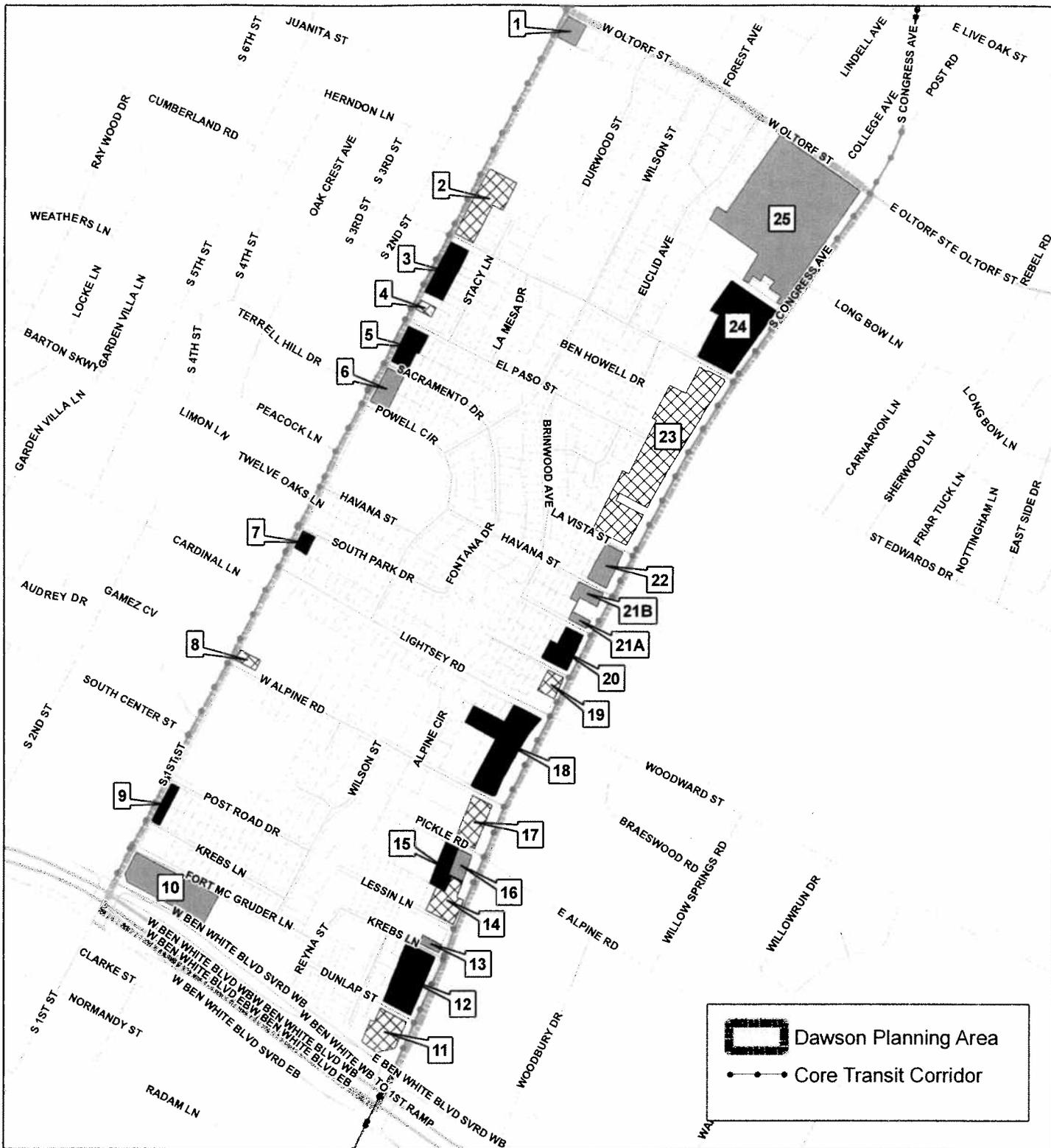
PART 3. Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 4. The Property identified is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

- A. The Property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
- D. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income.

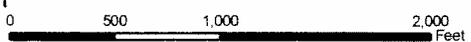
PART 5. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 1, 4, 8, 9, and 15 located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

| Tract # | TCAD Property ID | COA Address |
|---------|------------------|-----------------|
| 1 | 305589 | 531 W OLTORF ST |
| | | 533 W OLTORF ST |
| 4 | 307174 | 2807 S 1ST ST |
| 8 | 309746 | 3507 S 1ST ST |



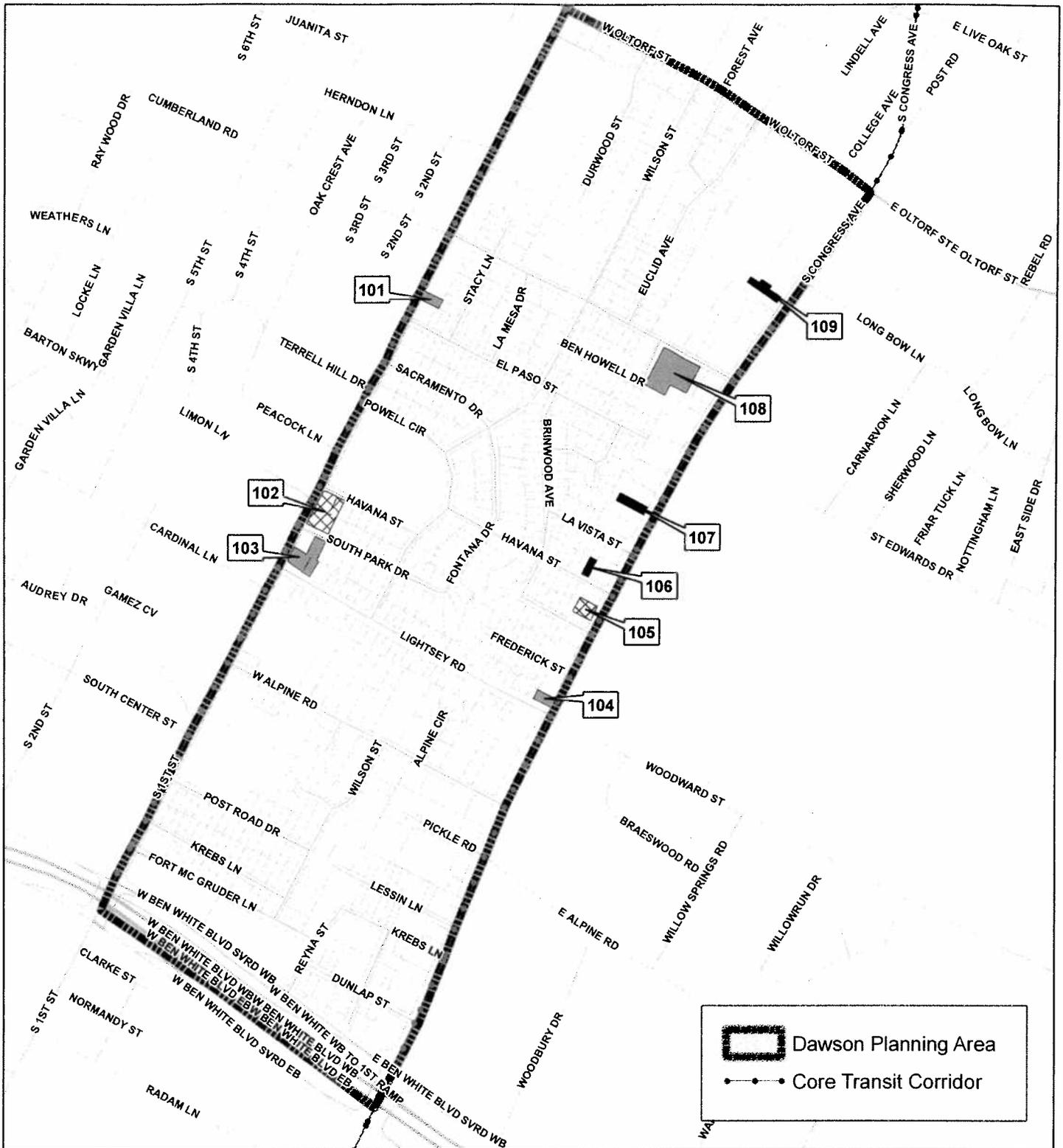
 Dawson Planning Area
 Core Transit Corridor

Dawson Neighborhood Planning Area *EXHIBIT A - pg 1*
Vertical Mixed Use (VMU) Tract Map
VMU Overlay District (OPT-OUT Properties)
Case # C14-2007-0236



Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 November 20, 2007

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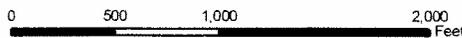


Dawson Neighborhood Planning Area
Vertical Mixed Use (VMU) Tract Map
VMU OPT-IN Properties
Case # C14-2007-0236

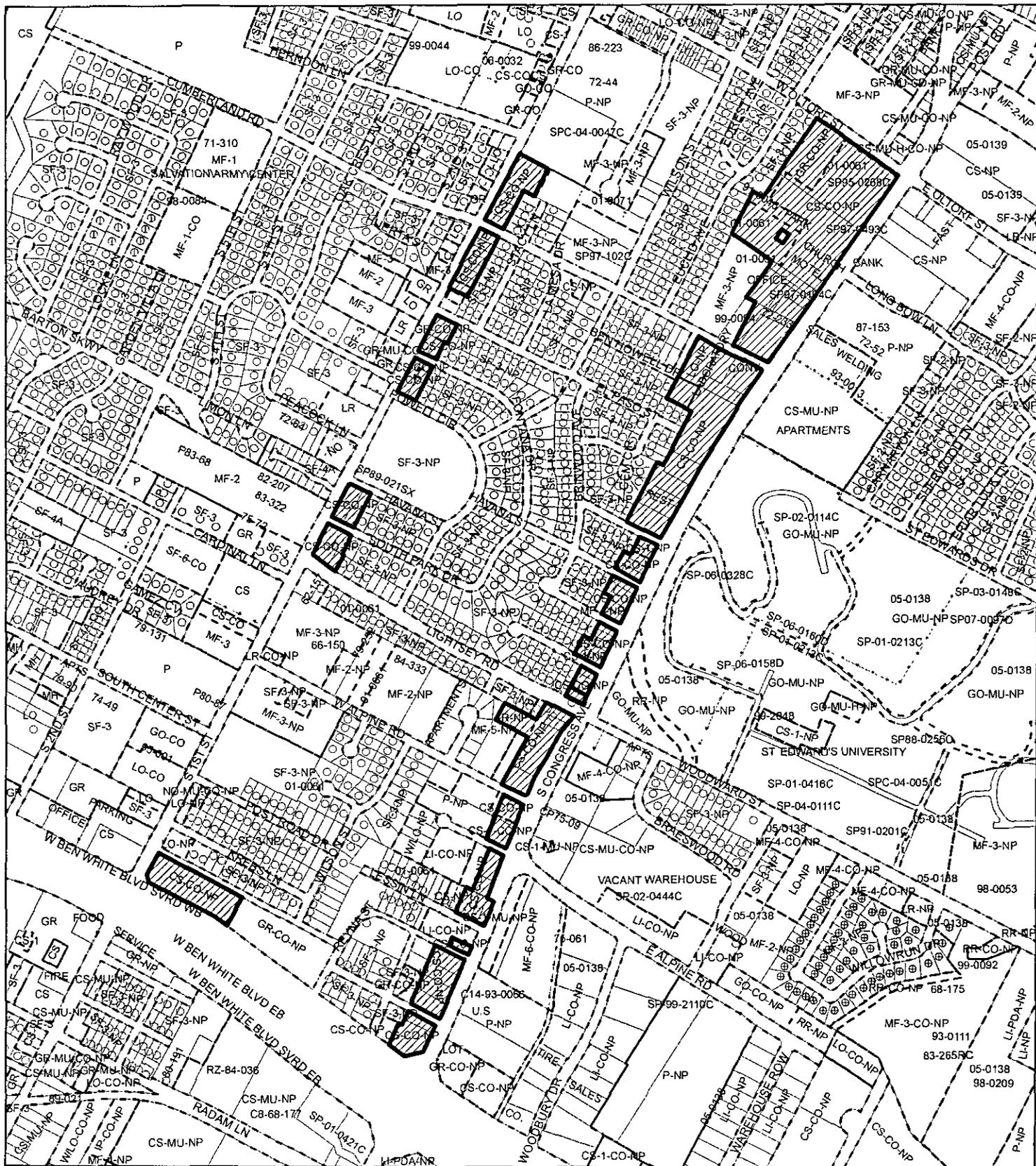
EXHIBIT A - pg 2



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ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2007-0236
 ADDRESS: DAWSON NPA
 SUBJECT AREA: 43.43 ACRES
 GRID: H18-20
 MANAGER: A. HOLUBECK



OPERATOR: S. MEEKS

1" = 800'

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